

CITY OF TRINITY

LAND DEVELOPMENT PLAN – SUMMARY

☐ PURPOSE OF THE PLAN

1.

A Source of Information
2.

A Guide for making Land Use Decisions
3.

An Opportunity for Community Involvement
4.

An Outline for Strategic Actions

☐ PLANNING PROCESS

1.

Map & Analyze the Facts: existing conditions and key factors affecting growth
2.

Identify Community Values: citizen involvement in Advisory Committee & Community Meetings
3.

Integrate Values & Facts: draw conclusions, make recommendations & inform citizens.

☐ CONCLUSIONS

1.

Growth in Trinity is likely to increase significantly with the provision of a public wastewater collection system.
2.

It’s no longer a question of “*Will Trinity grow?*” but “*How will Trinity grow?*”
3.

There are excellent revitalization & infill opportunities in the designated Old Town area.
4.

Key growth opportunities are located in the designated New Town area and within adjacent sewer service areas, transportation corridors and interstate interchange areas.
5.

Trinity is committed to well-planned, quality growth that enhances our quality of life and protects our small-town character and charm.

☐ **The Land Development Vision:** Describes the community we want to become over the next 10 to 15 years – *Trinity has experienced a moderate amount of growth over the past fifteen years. Our City’s commitment to well-planned, quality land development has enabled us to manage this growth wisely, striking a reasonable balance between the good of the whole community and private property rights. Since the adoption of our plan in 2006, new land development in and around Trinity has been built to fit our community’s character and heritage, and helped attract a diversity of jobs and tax base. New growth has been designed to help preserve our natural, cultural, and historic resources, and to coincide with our ability to provide adequate public services and infrastructure. The appropriate quantity, location, and quality of new land development has maintained and enhanced our City’s environment and quality of life.*

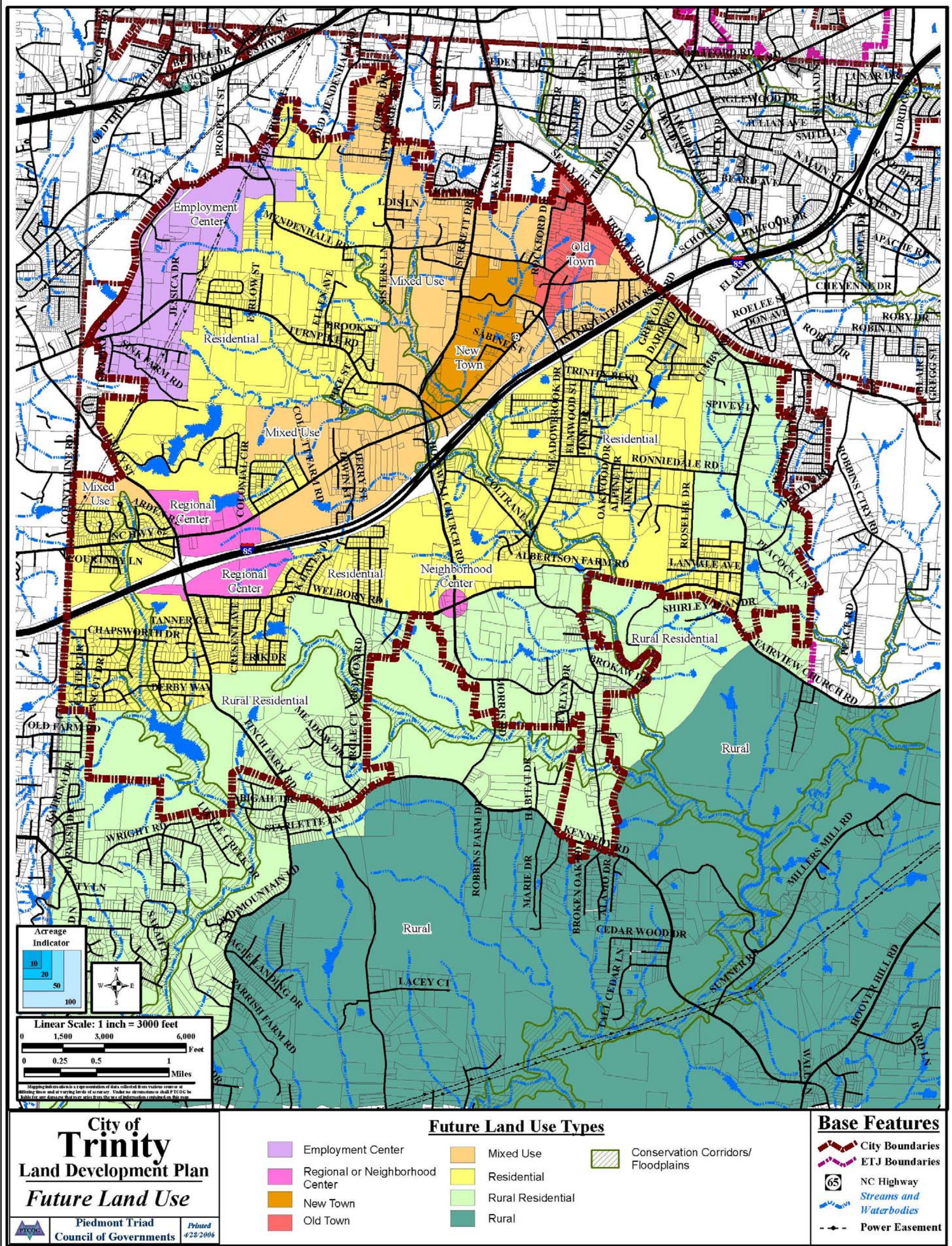
In the year 2020 Trinity continues to enjoy its rural, small-town character and charm. In fact, as our City has grown over the last 15 years, an even stronger sense of community has been built – Trinity has become an even better place to live, work and shop. Citizens are enthusiastically involved in the land development decision-making process. Designation of the Old & New Town Centers has resulted in the gradual development of a vibrant downtown area with a wide variety of new businesses, services, restaurants, offices, apartments, and public spaces. Centered around a town square, downtown Trinity is a lively, pedestrian-friendly destination for City residents and visitors. In addition, small-scale business and office uses have been located in convenient clusters throughout our community. Each mixed-use “Neighborhood Activity Center” has been carefully designed to preserve and blend with the

character of surrounding neighborhoods, and our City as a whole. The City’s Regional Activity and Employment centers have enhanced our tax base and provided job opportunities for our residents. Attention to the design of these centers has resulted in aesthetic compatibility with adjacent neighborhoods. Careful attention has been paid to maintaining and improving the safety, function and scenic quality of collector roads throughout our community. Regional transit stops and park and ride lots are strategically located to improve mobility, reduce congestion and improve air quality. High-quality, multi-purpose public buildings are sited in prominent locations to instill community pride and to conveniently serve City residents.

Trinity’s Land Development Plan has helped our City become a more livable and walkable community. New neighborhoods located most closely to activity centers have a more compact development pattern, and include a wider mix of housing types to accommodate the growing diversity of our community’s residents and to maximize the efficient use of public services. Each new neighborhood includes green space and supports the City’s growing network of greenway trails in conservation corridors along streams. Both new and old neighborhoods throughout Trinity are linked to one another, and to other parts of the City through a network of roads, bike paths, sidewalks, and greenways. Excellent public infrastructure and services are provided at a reasonable cost. Residents enjoy access to a variety of public parks, greenways and open spaces, a more pedestrian-friendly environment with greater access to a variety of convenient businesses, services and jobs, and a deep sense of pride in their community.

☐ **Land Development Goals and Policies:** The Plan reflects community values and helps clarify and articulate the City’s vision for growth and development over the next 15 years. Goals represent what the City would like to accomplish. Policies serve as officially adopted City positions, and provide guidance for evaluating and making decisions concerning future land development proposals. A set of Community Building Principles are provided comparing conventional development approaches with recommended development patterns necessary to achieve the City’s vision.

☐ **Land Use Recommendations:** The plan provides a Future Land Use Map (see reverse) to assist the community in making site-specific land development decisions. This map serves as a guide for the general direction and location of proposed land use types, patterns and relationships encouraged by the City. This map is provided with the understanding that individual land development decisions may differ slightly from the land use vision presented in this plan. The plan introduces a pallet of land use classifications. The Growth Strategy Map and Future Land Use Map provide both general and specific guidelines to assist the City in making sound land development decisions. These guidelines are designed to help the community achieve its vision of continued growth while maintaining and enhancing the livability and small-town character and charm of Trinity.



The City of Trinity Land Development Plan was developed with the cooperation of the citizens of Trinity, the City Council, the Planning and Zoning Board, the City staff, and the Trinity Land Development Plan Advisory Committee. This plan serves as a guide for making land



development decisions and helps provide for orderly growth and development of the City. After formal adoption by the City Council the plan will be reviewed and revised periodically as growth and conditions within the City's planning jurisdiction change.